

**Hammock Dunes Owners Association, Inc**  
**Board of Administrators Meeting**  
**January 18, 2016**

**Call to Order:**

The duly notice monthly board meeting was called to order at 10:00am.

**Board Members Present:** George DeGovanni, Bruce Aiello, Cosmo DiPerna, David Yoder, Dennis Vohs, Marge Rooyakkers, Jane Ann Gass

**Board Members Absent:** Barry Williams, Jon Rapaport

**Others Present:** Travis Houk, Southern States Management Group  
George Bagnall, Hammock Dunes Club

A quorum was established. Members' sign-in sheet located in Association Meeting File.

**Approval of the Minutes – December 21, 2015, Board of Administrators Meeting**

**ON MOTION BY Dennis Vohs, seconded by Cosmo DiPerna, with all in favor, the Board approved the minutes of the December 21, 2015 Board of Administrators with the following amendments:**

- **On page 2, under 10-year Maintenance Plan Discussion, the first sentence should read, “...Jeff Annon will use to model the HDOA financial plan.”**
- **On page 3, under Finance Committee, the last paragraph should state, “The Board discussed the cost of the gate house project.”**

**Hammock Dunes Club Administrator Report**

Mr. Bagnall reported at year-end the Club finished with 642 members. The year-end Club financials were favorable to budget. The Club had a reserve study completed which confirmed the reserves are in good standing. The links course will be shut down from May 2, 2016 until October 1, 2016. The Club marketing committee developed a new membership imitative with incentives if the new member joins after the first 60 days in the trial program.

**Committee Reports:**

**Maintenance Committee**

**Updates per the monthly report**

Mr. Yoder updated the Board on the various items per the monthly maintenance report. Mr. Yoder stated the contractor for the A1A project started the excavation process. The Board discussed the FDOT paint striping. Mr. Houk confirmed the contractor has been awarded the contract and he is waiting on scheduling. Mr. Houk stated the LED lighting for the Playa del Sur entry sign will be installed this month. The Board discussed the Playa del Sur landscape and possibly updating the entry lettering. Mr. Yoder stated Mr. Houk is sending out updated letters about Brazilian Pepper. The Board discussed a proposed wall around the HVAC unit at the main gate house. With all new construction an appurtenant wall is required.

**ON MOTION BY Dave Yoder, seconded by Marge Rooyakkers, with all in favor, the Board voted on whether to contract with Charles Rinek Co. to build the wall at a not-to-exceed cost of \$4,000. Motion carries.**

**Trim Color Contract Approval (Gate House, Clock Tower, Two Camino)**

Mr. Yoder stated the trim color has been approved by the Maintenance Committee and Design Review Committee and asked the Board to approve “SW Downing Sand” as the trim color (non-flat surfaces). Mr. Houk confirmed the Clock Tower and Gazebo have already been approved. Mr. Yoder asked for approval to paint the trim at the gate house and Two Camino Office Complex. For the gate house and Two Camino it will be the trim color only.

**ON MOTION BY Dave Yoder, seconded by Cosmo DiPerna, with Mr. DeGovanni, Mr. Yoder, Mr. Vohs, Mr. DiPerna, Ms. Gass, & Ms. Rooyakkers in favor and Mr. Aiello opposed, the Board voted on whether to approve the contract with East Coast Painting at a not-to-exceed \$5,300. Motion carries.**

### **Mariners Drive Gate Upgrades**

Mr. Yoder stated Mariners Drive old motors have been failing and he has seen the extreme rust on the aluminum posts. Mr. Houk stated the posts have been there since day 1 with countless minor welding repairs. Mr. Yoder stated the motors are old technology and need to be updated. Mr. Houk presented two quotes for a total of \$14,400 to replace the posts and the motors for the entry side. Mr. Yoder confirmed this has been notated on the capital improvement plan. The existing gate will not be replaced; it's only the posts and the motors.

**ON MOTION BY Jane Ann Gass, seconded by Bruce Aiello, with all in favor, the Board voted on whether to spend \$14,400 to repair the entry/exit posts and the entry motors for Mariners Drive. Motion carries.**

### **10- Year Maintenance Plan Discussion**

Mr. Yoder and Mr. Houk distributed a capital improvement plan. Mr. Yoder stated it's an evolving plan but the detail is specific. The Board reviewed the plan year by year and commended the Committee for their detailed effort. Mr. DeGovanni stated this is a great planning tool/blueprint for additional Boards.

### **Communications & Community Relations**

#### **Bill Conner Website Update**

Mr. Bill Conner updated the Board about the real estate module and the transition from John Morris to Tidal Technologies. An email will go to real estate agents advertising the website module. The Board discussed if the email should go out to all 800 Flagler and Volusia County agents or just the handful of real estate agents that have current Hammock Dunes listings. The Board agreed an email will go out to real estate agents that have current listings (available thru the MLS). An informative email as part of the Dennis Vohs "Real Estate Bulletins" will go out to the collective email data base of all real estate agents advertising the real estate module. Mr. Conner stated the email requests will be vetted thru Travis Houk via the concierge email address. Mr. Conner confirmed in the follow-up email to the realtor once they have been approved and confirmed, additional confirmation language will be sent stating/telling the agent that they will accept responsibility of the listing and update or remove as necessary. The Board discussed pop-ups and login disclaimers. Mr. Conner stated the listing setup on the module will display in ascending order from price.

Mr. Conner stated the new website contractor has a few minor pages to update. John Morris will be terminated by February 29, 2016.

### **Social Committee**

No additional report. The Car Show will be in the Fall because of the HD Club closing of the links course.

### **Community Planning**

Mr. Vohs stated Berkshire Hathaway has MLS listings from Miami to Jacksonville. Mr. Vohs stated he spoke to Craig Straky (Coldwell Banker) and Mr. Straky said they have programs and access to client lists from around the US. Discussion with Coldwell about their plans will continue.

### **Security & Emergency Response Committee**

Ms. Rooyakkers stated the IP System should be ready as soon as AT&T installs their equipment. Mr. Houk stated larger boxes must be installed at the gates for AT&T to house their equipment which resulted in the delay (the contractor should have the boxes installed soon). Ms. Rooyakkers stated the sticker transponder will work on a credit card or other plastic card if the resident does not want to stick it on their windshield. The sticker transponder also will work if peeled off a car. Ms. Rooyakkers stated

additional unexpected electrical work must be done on the roof of Portofino and Le Jardin for the wireless access cameras.

**ON MOTION BY Marge Rooyakkers, seconded by Cosmo DiPerna, with all in favor the Board voted on whether to spend a not-to-exceed amount of \$3,800 for additional electrical work at Le Jardin and Portofino for the wireless camera systems. Motion carries.**

Ms. Rooyakkers stated she and Mr. Houk are having a staff meeting with the Securitas officers and Carlos Valentin, their site manager.

### **Design Review Committee**

Mr. DiPerna reported two new homes have been approved; one on Valencia Court and one on Playa del Sur.

### **Finance Committee**

Mr. Aiello confirmed the end-year financial statements for the HDOA, Granada Estates, and Ocean Estates for 2015 is favorable to budget.

The Board discussed how to address the Playa del Sur seawall payment when the loan payment is complete this summer. The Board asked Mr. Vohs to come up with ideas and direction on where to allocate this money in 2017.

### **Financial Model Update – Jeff Annon**

Mr. Annon reviewed with the Board the financial planning model that he is developing. Mr. Annon stated the data and the structure have been constructed. The model will incorporate the 10-year capital improvement plan developed by the Maintenance Committee. The model will be a dynamic tool that can change as the assumptions are updated. The model will forecast the assessment for the HDOA per a 10-year planning horizon. Mr. Annon stated he will demo the model with the Finance Committee and then present to the HDOA Board.

### **Reserve Study**

Mr. Aiello stated the Committee received one bid; however is soliciting another bid from the firm that did the Club's reserve study.

### **Declarant & Development Committee**

Mr. DeGiovanni stated the Committee will re-engage Janet Martinez, legal agent for the Oare Property. The Committee will be meeting with Commissioner Frank Meeker and Flagler County Administrator Craig Coffey. The Board reviewed discussion items for the meeting.

### **Association Updates/Discussion:**

#### **Annual Meeting – March 28, 2016**

Mr. Houk stated the Annual Meeting is Monday, March 28, 2016 and Mr. DiPerna, Ms. Rooyakkers, and Mr. Williams are up for election.

### **New Business**

Ms. Rooyakkers stated the Audubon Committee is in Phase 2 and she needs everyone's folder to finalize the paperwork for Phase 2.

Mr. Houk stated all the DRC manuals will be updated by the end of February and they will be uploaded on the Hammock Dunes website. Each DRC member will receive a notebook with checklists and the new manuals.

Mr. DeGiovanni stated a Hammock Dunes member brought up an interesting proposal of adding a Tesla power charge station in Hammock Dunes. Tesla will pay for the "hot spot" and it will be advertised on

Google maps. There is one in St. Augustine and one in Port Orange but nothing in the middle. The Board agreed this was something to investigate and open to additional discussion.

**Audience Comments:**

An audience member stated the Security Committee should ask their contractor about lighting strike protection for the repeaters on the towers.

The code changes from the recent update by Flagler County should be in the new DRC manuals.

An audience member asked the Board to have a question and answer session without the 3x5 cards.

**Adjournment**

**ON MOTION BY Bruce Aiello, seconded by Dave Yoder, with all in favor, the meeting was adjourned at 12:45p.m.**